



## Town Council Agenda Report

### **SUBJECT: SITE PLAN**

Application No. and Location: SP 9-1-99, 1901 South University Drive

**CONTACT PERSON/NUMBER:** Mark Kutney, AICP (797-1101)

**TITLE OF AGENDA ITEM:** Davie Town and Country

**REPORT IN BRIEF:** The applicant request site plan approval for an exterior modification to the existing plaza on the SW corner of University Drive and State Road 84. The modification will include a complete architectural upgrade to the exterior facade of the plaza, landscaping and some minor site modifications to improve vehicular movement and enhance landscape islands. The building elevations will reflect an updated architectural style that will include new stucco facing, decorative metal shutters, metal seam roofing materials, decorative tile inserts, and refaced decorative columns. The renovations will not include the section of building that the existing K-Mart occupies with the exception of a proposed covered walk in front of the store. The center's building colors will be in light and dark beige tones with burgundy accents and an aluminum finish on the metal seam roofing material and shutters. The Landscaping has been upgraded throughout the site to remove all exotics and trees in poor condition and replace with new material.

**PREVIOUS ACTIONS:** NA

**CONCURRENCES:** Motion to recommend approval subject to the planning report based on the following stipulations being amended to the staff's recommendations: (1) that they (Petitioner) will not have to change the colors; (2) that they will restripe the handicap spaces as per staff's recommendation; (3) that the petitioner will revisit this situation after the restriping is done and that they see Mr. McClure's concern that there be two-and-a-half feet of not just an empty space and that they would come to an amicable resolution; (4) that they agree, although they have no jurisdiction to mandate that K-Mart make specific changes, they will cooperate and certainly would like it to be compatible with the existing specified recommendations; (5) no; (6) no; (7) keep the loading area and the three landscape islands per the plan; (8) that they go over this with Engineering because they are making some changes to the curbs and will try to be consistent with what Engineering desires; (9) they will agree to "one-foot candles" [lighting term] on the perimeter [parking lot lighting], nothing to the existing interior [parking lot] lighting (motion carried 5-0).

**RECOMMENDATION(S):** *Based upon the above, staff recommends approval of application SP 9-1-00 subject to the following conditions prior to the issuance of a building permit and noting staffs concern regarding the architectural compatibility of the two proposed buildings.*

1. Revising the color scheme to represent a lighter and or brighter pallet of colors. Staff feels the proposed grey and burgundy colors do not enhance the center's appearance as well as a more "cheerful" color scheme would.
2. Re-striping the handicap spaces at the north end of the site to leave a 5' striped area between the two 12' wide stalls.
3. Creating a landscape island in lieu of striping where an existing light pole sits at the north end of the site.

4. K-Mart submitting building elevations that match the architecture of the renovated portion of the center and completing the exterior construction in conjunction with the remaining portion.
5. Increasing the radii on landscape islands to improve vehicular maneuvering capabilities.
6. Providing curbing at the southeast corner of the existing garden shop. Curbing shall provide a minimum 2.5' clear zone between the face of curb and existing.
7. Eliminating the 25' loading areas in front of K-Mart.
8. Extending the curbing at K-Marts western most landscape island to allow a smooth transition into the existing concrete walk.
9. Revising the lighting plan to meet engineering's approval.

**Attachment(s):** Planning report, Land use map, Subject site map, Aerial.

**Application #:** SP 9-1-99  
Davie Town and Country

**Item No.**

**Revisions:**

**Exhibit "A":**

**Original Report Date:** May 26, 2000

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**TOWN OF DAVIE  
Development Services Department  
Planning & Zoning Division Staff  
Report and Recommendation**

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**APPLICANT INFORMATION**

**Owner:**

**Name:** The Ireland Companies

**Address:** 17850 W. Dixie Hwy.  
**City:** North Miami Beach, FL. 33160  
**Phone:** (305) 891-2742

**Agent:**

**Name:** Ralph Choeff P.A.

**Address:** 12000 Biscayne Blvd.  
**City:** Miami, FL. 33181-2742  
**Phone:** (305) 792-0600

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**BACKGROUND INFORMATION**

**Application Request:** Site Plan Modification

**Address/Location:** 1901 South University Drive

**Land Use Plan Designation:** Commercial

**Zoning:** B-2 (Community Business District) Old Code

**Existing Use:** Existing shopping center

**Site Area:** 11.7 acres

**Surrounding Land Use:**

**North:** State Road 84 /I-595

**South:** Restaurant on the east half/multi-family on the west half

**East:** Tower Shoppes Center

**West:** Valencia Village (multifamily)

**Surrounding Zoning:**

**North:** T (Transportation State Rd 84/595)

**South:** B-2 (Community Business District)

**East:** B-3 (Planned Business Center District)

**West:** R-4A (du/ac) (Old Code)

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## **ZONING HISTORY**

**Previous Requests on Same Property:** The shopping center was originally approved by Town Council on November 2, 1977.

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## **DEVELOPMENT PLAN DETAILS**

### **Development Details:**

The Applicant's SUBMISSION indicates the following:

1. *Site Modification:* The applicant request site plan approval for an exterior modification to the existing plaza on the SW corner of University Drive and State Road 84. The modification will include a complete architectural upgrade to the exterior facade of the plaza, landscaping and some minor site modifications to improve vehicular movement and enhance landscape islands.
2. *Building Modification:* The building elevations will reflect an updated architectural style that will include new stucco facing, decorative metal shutters, metal seam roofing materials, decorative tile inserts, and refaced decorative columns. The renovations will not include the section of building that the existing K-Mart occupies with the exception of a proposed covered walk in front of the store. The center's building colors will be in light and dark beige tones with burgundy accents and an aluminum finish on the metal seam roofing material and shutters.
3. *Parking and access:* Fifty-eight parking spaces have been added to the center through additional striping and re-striping of existing spaces. The parking islands will remain as existing with the exception of the minor improvements to the entrance drive off of University Drive and the FDOT taking.
4. *Landscaping Modification:* The Landscaping has been upgraded throughout the site to remove all exotics and trees in poor condition and replace with new material. Live Oak, Silver Buttonwood, Ligustrum, Pigeon Plum, Tabebuia trees as well as Sabal and Foxtail Palms have been proposed along perimeter buffers and interior parking areas. A 5' landscape planter with Foxtail Palms has been added along the NE portion of the K-Mart store. All of the perimeter and interior landscape areas will be replanted with new shrubs and groundcover as well as repairing or replacing the irrigation system to ensure full coverage of all landscaped areas.
5. *Signage:* Signage will be not be reviewed at this time.
6. *Drainage:* All on site drainage will remain as existing.

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## Summary of Significant Development Review Agency Comments

None

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### Applicable Codes and Ordinances

The effective code of ordinances governing this project is the Town of Davie (Old") Land Development Code.

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### Comprehensive Plan Considerations

**Planning Area:** The proposed project is within the Planning Area No .4. This planning area is bordered by State Road 84 on its north, University Drive on its east, Flamingo Road on its west, and an irregular border on its south that corresponds to Nova Drive and SW 14 Street and the Village of Harmony Lakes development.

**Broward County Land Use Plan:** The subject site is unplatted.

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### Staff Analysis and Findings of Fact

The proposed site plan meets all of the applicable codes and ordinances of the Town of Davie.

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### Staff Recommendation

**Recommendation:** *Based upon the above, staff recommends approval of application SP 9-1-99 subject to the following conditions prior to the issuance of a building permit.*

1. Revising the color scheme to represent a lighter and or brighter pallet of colors. Staff feels the proposed grey and burgundy colors do not enhance the center's appearance as well as a more "cheerful" color scheme would.
2. Re-striping the handicap spaces at the north end of the site to leave a 5' striped area between the two 12' wide stalls.
3. Creating a landscape island in lieu of striping where an existing light pole sits at the north end of the site.
4. K-Mart submitting building elevations that match the architecture of the renovated portion of the center and completing the exterior construction in conjunction with the remaining portion.
5. Increasing the radii on landscape islands to improve vehicular maneuvering capabilities.
6. Providing curbing at the southeast corner of the existing garden shop. Curbing shall provide a minimum 2.5' clear zone between the face of curb and existing.

7. Eliminating the 25' loading areas in front of K-Mart.
8. Extending the curbing at K-Marts western most landscape island to allow a smooth transition into the existing concrete walk.
9. Revising the lighting plan to meet engineering's approval.

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### **Site Plan Committee**

**Site Plan Committee Recommendation:** Motion to recommend approval subject to the planning report based on the following stipulations being amended to the staff's recommendations: (1) that they (Petitioner) will not have to change the colors; (2) that they will restripe the handicap spaces as per staff's recommendation; (3) that the petitioner will revisit this situation after the restriping is done and that they see Mr. McClure's concern that there be two-and-a-half feet of not just an empty space and that they would come to an amicable resolution; (4) that they agree, although they have no jurisdiction to mandate that K-Mart make specific changes, they will cooperate and certainly would like it to be compatible with the existing specified recommendations; (5) no; (6) no; (7) keep the loading area and the three landscape islands per the plan; (8) that they go over this with Engineering because they are making some changes to the curbs and will try to be consistent with what Engineering desires; (9) they will agree to "one-foot candles" [lighting term] on the perimeter [parking lot lighting], nothing to the existing interior [parking lot] lighting (motion carried 5-0).

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### **Exhibits**

1. Land Use Map
2. Subject Site Map
3. Aerial

Prepared by: \_\_\_\_\_

Reviewed by: \_\_\_\_\_

N. New River Canal

TRANSPORTATION

I-595

State Rd. 84

RESIDENTIAL  
10 DU/AC

COMMERCIAL  
RECREATION

**SUBJECT  
SITE**

COMMERCIAL

RESIDENTIAL  
10 DU/AC

Valencia Dr

University Drive

PETITION NUMBER  
SP 9-1-99

Source: Town of Davie Future Land Use Map

PREPARED 10/14/99 Scale: 1"=300'  
BY THE PLANNING &  
ZONING DIVISION

N  
4

N. New River Canal

State Rd. 94

B-3

B-2A  
(Old Code)

R-4A  
(Old Code)

CR

R-4A  
(Old Code)

**SUBJECT  
SITE**

B-2  
(Old Code)

B-3

B-3

Parcel "B"  
"M.E.H.  
Plat"  
(111-1)  
Parcel "A"

Valencia Dr.

B-2

(Old Code)

Davie Towne Center

PETITION NUMBER

SP 9-1-99

N  
4

PREPARED 10/16/99 Scale: 1"=300'  
BY THE PLANNING &  
ZONING DIVISION



